

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Independence

State: MO

PJ's Total HOME Allocation Received: \$6,755,619

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
				PJs in State:	7	
<u>Program Progress:</u>						
% of Funds Committed	90.38 %	93.40 %	6	92.82 %	29	30
% of Funds Disbursed	85.90 %	85.33 %	4	82.38 %	54	55
Leveraging Ratio for Rental Activities	3.92	3.58	5	4.55	50	44
% of Completed Rental Disbursements to All Rental Commitments***	96.45 %	92.49 %	4	80.69 %	39	53
% of Completed CHDO Disbursements to All CHDO Reservations***	52.68 %	74.41 %	6	67.01 %	24	23
<u>Low-Income Benefit:</u>						
% of 0-50% AMI Renters to All Renters	67.79 %	69.09 %	5	79.23 %	19	17
% of 0-30% AMI Renters to All Renters***	24.16 %	32.66 %	4	44.47 %	20	17
<u>Lease-Up:</u>						
% of Occupied Rental Units to All Completed Rental Units***	90.60 %	96.69 %	7	93.93 %	18	20
<u>Overall Ranking:</u>			In State:	6 / 7	Nationally:	36 34
<u>HOME Cost Per Unit and Number of Completed Units:</u>						
Rental Unit	\$13,865	\$23,303		\$24,984	149 Units	17.70 %
Homebuyer Unit	\$3,766	\$12,158		\$14,192	694 Units	82.30 %
Homeowner-Rehab Unit	\$0	\$11,223		\$20,036	0 Units	0.00 %
TBRA Unit	\$0	\$4,849		\$3,164	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Independence MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$34,242	\$73,483	\$0
State:*	\$120,002	\$78,215	\$15,252
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	3.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	83.0	89.5	0.0	0.0
Black/African American:	8.9	2.5	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.7	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.4	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.0
Asian/Pacific Islander:	1.5	0.7	0.0	0.0

ETHNICITY:

Hispanic	5.9	6.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	45.2	41.6	0.0	0.0
2 Persons:	29.6	21.2	0.0	0.0
3 Persons:	12.6	17.2	0.0	0.0
4 Persons:	6.7	11.1	0.0	0.0
5 Persons:	4.4	5.5	0.0	0.0
6 Persons:	1.5	2.3	0.0	0.0
7 Persons:	0.0	0.4	0.0	0.0
8 or more Persons:	0.0	0.7	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.4	45.3	0.0	0.0
Elderly:	19.3	1.2	0.0	0.0
Related/Single Parent:	25.9	17.9	0.0	0.0
Related/Two Parent:	16.3	27.0	0.0	0.0
Other:	8.1	8.7	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	5.2	0.0 [#]
HOME TBRA:	0.0	
Other:	11.1	
No Assistance:	83.7	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state


** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Independence State: MO Group Rank: 36
 (Percentile)
 State Rank: 6 / 7 PJs Overall Rank: 34
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.45	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	52.68	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	67.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	90.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.09	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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